



AFTER RECORDING, RETURN TO:

Feller Ranch Properties, LLC
c/o Martin & Peggy Feller
P.O. Box 244
Randolph, UT 84064

Grantee Address:

P.O. Box 244
Randolph, UT 84064

Special Warranty Deed

FELLER RANCH PROPERTIES, LLC, a Utah limited liability company, Grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under Grantor, to **FELLER RANCH PROPERTIES, LLC, a Utah limited liability company**, Grantee of RICH County, State of Utah, for the sum of Ten Dollars and other good and valuable consideration, all of Grantor's right, title, and interest in the following described improved real property located in Rich County, State of Utah.

See Exhibit "A" Attached Hereto

SUBJECT TO:

- a) easements, restrictions, encumbrances, or reservations of record, and
- b) easements or rights-of-way, if any, not recorded but which have been established and now exist by operation of law or equity upon the property or any portion or portions thereof.

TOGETHER WITH all appurtenances hereto

WITNESS the hand of said Grantor as of the 13 day of January, 2025.

FELLER RANCH PROPERTIES, LLC


Martin A. Feller, Manager

STATE OF UTAH)
 : ss.

COUNTY OF Rich)

On the 13th day of January, 2025, personally appeared before me **Martin A. Feller**, the signer of the within instrument, who duly acknowledged to me that he executed the same in his capacity as Manager of Feller Ranch Properties, LLC, a Utah limited liability company.

Heather Brown

Notary Public

Residing at: Woodruff UT 84086

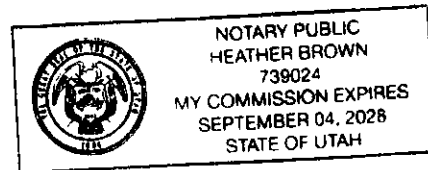


EXHIBIT "A" ATTACHED TO SPECIAL WARRANTY DEED

A tract of land in the NE ¼ NW ¼ of Section 13, T12N, R7E, S.L.B.&M., Rich County, Utah, said tract being more particularly described as follows:

COMMENCING at the one-quarter corner common to said Sections 12 and 13, running thence N 89°57'05" W, 515.74 feet along the Section line common to said Sections 12 and 13; thence S 0°02'55" W, 235.38 feet to the POINT OF BEGINNING, said point of beginning lying in the Southeasterly right-of-way fence of Manhead Road;

thence S 56°39'00" E, 127.36 feet along an existing fence;

thence N 79°28'07" E, 102.41 feet along an existing fence;

thence S 71°10'54" E, 259.88 feet along an existing fence;

thence S 40°45'52" W, 1038.22 feet;

thence N 68°00'00" W, 455.60 feet to said Southeasterly right-of-way fence of Manhead Road;

thence N 40°45'52" E, 991.30 feet along said right-of-way fence to the POINT OF BEGINNING.

Said tract containing 10.000 acres, more or less.

RESERVING UNTO GRANTORS, HEIRS, AND ASSIGNS AN EASEMENT FOR ACCESS across part of the NW¼ NE¼ of Section 13, T12N, R7E, S.L.B.&M., Rich County, Utah, said easement being 30.00 feet wide, 15.00 feet on each side of the following described centerline:

COMMENCING at the North one-quarter corner of said Section 13, running thence N 89°57'05" W, 616.50 feet along the North line thereof; thence S 0°02'55" W, 352.46 feet to the POINT OF BEGINNING, said point of beginning lying on the Southerly right-of-way line of Manhead Road;

thence S 61°12'00" E, 21.37 feet;

thence S 72°58'06" E, 81.82 feet;

thence S 79°00'46" E, 386.62 feet to the boundary of the above described tract of land.

Said easement being 489.81 feet, more or less, in length, with the sidelines of the easement, closing on said right-of-way line and said boundary of the above described tract.